

RENT GOUGING SEEN NEAR WAVES AREA

Tenants in Bronx Apartments Seized by Navy Say Land- lords Are Profiteering

EVICTON NOTICES SERVED

Vacancy Listing Bureau Aids Displaced Families to Find New Homes Near By

While four deputy United States marshals began yesterday to serve eviction notices to 613 families in thirteen buildings in the Kingsbridge section of the Bronx to make room for Waves and Spars candidates to be trained in near-by Hunter College, housewives complained bitterly that landlords in the area were raising their rents on available apartments.

Meanwhile the Mayor's Committee on Property Improvement opened a vacancy listing bureau in 2761 University Avenue, one of the buildings to be taken over. Joseph Platzker, chairman of the committee, made available a list of 1,900 apartments within a two-mile area of the buildings taken by the Navy. More than a 100 tenants visited the bureau, and twenty leased apartments during the day.

Confusion was at its height with frantic housewives making complaints, asking for extensions or posing questions about rents and leases. Although the listing bureau opened yesterday lights were not turned on and furniture did not arrive until late afternoon.

Help Is Provided

Mr. Platzker said members of the Bronx Board of Trade and Taxpayers Union of the City of New York would be on the scene today to help bewildered tenants and to investigate the charges of boosting rentals. The Navy has made arrangements with several Bronx moving concerns to move the household goods of those who have already found new homes.

The Navy was represented by Lieutenant Jack Adair of the Navy Bureau of Personnel at Washington. He said the government would pay moving expenses up to two miles, but indicated that the distance might be increased.

The deputy marshals began to serve the eviction notices at 3:30 P. M. Five of the houses must be vacated by Jan. 31 and the rest by Feb. 20. A notice posted in the lobby of each building by the marshals said the tenants had to be served personally with the notices.

Officials in the listing office were quick to point out that every one was "cooperative." The complaints they received were logical and natural and not at all unpatriotic, they said.

Rent Boost Canceled

As for the landlords raising rents, Jack Bumer, superintendent of 2766 University Avenue, said he was posting in the building's lobby the apartment vacancies given to him by agents and landlords. He said he had listed a three-room apartment for \$38 and when the tenant inquired she was told the rent was \$42. However, when he notified the landlord of the notice in his building, the tenant got the apartment for \$38, he said.

Some women complained at the listing bureau that when they went to inspect an apartment they found the rent asked to be at least \$5 higher than the figure given them in advance by the bureau.

The bitterest complaint came from Mrs. Evelyn Landman, who has lived for twelve years at 2800 University Avenue. Her 15-year-old daughter attends Walton High School around the corner and her 12-year-old son goes to Public School 86, adjacent to the high school. Her husband, Albert, runs a butcher shop at 25 East Kingsbridge Road.

Mrs. Landman, who must vacate her five-room apartment for which she pays \$65 by Jan. 31, put a \$10 deposit on another five-room apartment at 2690 Morris Avenue, near her husband's store. The rent was \$80. Yesterday the superintendent of the Morris Avenue building went to her husband's store and told her she was an undesirable tenant and wanted to give back the deposit. She refused to take it.

She said the superintendent explained that the landlord didn't want her because her husband's business might suffer from the shortage of meat and he could not pay the rent. The bureau promised to help her.

About sixty tenants of the building at 95 East 195th Street gathered in the lobby last night for a meeting called by a pencilled notice at the elevator door. There seemed to be no particular purpose of the meeting other than to give each tenant a chance to air his or her views. Some objected to the short notice, until Feb. 20, to look for new homes and others criticized the objectors as "unpatriotic."

After the discussion had continued for more than an hour, Captain John Sullivan of the Bronx Park police station, who was present as an observer, ordered the meeting disbanded, saying that the gathering in the lobby was a fire hazard.